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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

SUBDIVISION REVIEW BOARD

MEETING DATE January 9, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT Richard Godkin	FILE NO. CO 04-0519 SUB2004-00115
SUBJECT Proposal by Richard Godkin for a Tentative Parcel Map and Conditional Use Permit to allow for the subdivision of a 0.25-acre parcel into four parcels and construction of four residences as a planned development. The proposed residential parcels are approximately 2,600 square feet each. The proposed residences would be two-story, include an attached garage, and include approximately 1,242 square feet of living space each. The proposal includes a common driveway and centrally located common landscaped area. The proposed project would result in the disturbance of 0.25 acre. The project site is located on the east side of Front Street (State Highway 1) at 1621 Front Street, approximately 100 feet south of Belridge Street, in the community of Oceano, in the San Luis Bay Inland Area Plan.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Parcel Map CO 04-0519 based on the findings listed in Exhibits A and C, and the conditions listed in Exhibits B and D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 8, 2005 for this project. Mitigation measures are proposed to address air quality, cultural resources, geology and soils, hazards/hazardous materials, noise, public services/utilities, recreation, and transportation/circulation and are included as conditions of approval.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review	ASSESSOR PARCEL NUMBER 062-271-020	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.106.070.A.1 -- Oceano Specific Plan Sec. 22.106.070.A.2 -- Curb, Gutter and Sidewalk Sec. 22.106.070.B -- Airport Review Area Sec. 22.106.070.F -- Residential Multi-Family. Density and use requirements. <i>Does the project conform to the Planning Area Standards - Yes</i>			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 -- Development Standards (Fencing, screening, density, solid waste collection) Ch. 22.16 -- Landscaping Ch. 22.18 -- Parking Sec. 22.22.060 -- Residential Multi-Family Subdivision Design			
EXISTING USES: Residences			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Multi-Family / multi-family residences East: Residential Multi-Family / multi-family residences South: Industrial / undeveloped West: Residential Multi-Family / multi-family residences			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Advisory Committee, Public Works, Environmental Health, County Parks, Oceano Community Services District, ALUC, APCD, and CalTrans	
TOPOGRAPHY: Gently sloping	VEGETATION: Grasses, ornamental landscaping
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano Community Services District	ACCEPTANCE DATE: March 3, 2005

ORDINANCE COMPLIANCE:

Minimum Parcel Size and Development Standards

Section 22.22.080 of the Land Use Ordinance allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for a planned development. The density of residential units must be in compliance with Planning Area Standards and Section 22.10.130 for Residential Multi-Family projects. Sections 22.10, 16, and 18 of the Land Use Ordinance establishes Development Standards. The proposed Parcel Map and Conditional Use Permit meets all requirements as follows:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	6,000 square feet	0.25 acres (10,835 sq. ft.)
Density	0.25 acres @ 15 units/acre (4 units)	4 units
Maximum Floor Area	5,200 square feet (48%)	4,968 square feet (46%)
Minimum Open Area	4,334 square feet (40%)	4,766 square feet (43%)
Setbacks Front Side Rear	May be set by map with minimum of 10 feet between all structures	Minimum of 10 feet between all structures; Front, Side, Rear - Variable, minimum 5 feet
Height	35 feet	25 feet
Parking	Resident - 8 spaces Guest - 1 space	Resident - 8 spaces Guest - 1 space

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

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Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

BACKGROUND: The project proposes 4 detached multi-family residences. The applicant and staff met on several occasions to discuss design issue. As a result of those meetings, the applicant has made several revisions to the project design. Staff is satisfied with the current proposal because it incorporates many positive design revisions. This project will contain many design features that will enhance the living environment for this project and for the neighborhood.

PROJECT DESCRIPTION / SITE DESIGN:

The proposed project is a multi-family planned development residential project consisting of 4 detached residences, each with a floor area of 1,242 square feet, excluding garages. Individual units are accessed through a common driveway. Each 3-bedroom residence will be constructed with a one-car garage for resident parking and provide for one uncovered space. Additionally, a guest parking space will be provided on the west side of the site.

For projects in the Residential Multiple-Family land use category, staff challenges the applicants to attain an appropriate and livable amount of common and private outdoor space for individual units. For this project, both private open space areas for individual units and a common open space have been provided. The common area includes the access and driveway, as well as a centrally located open area with tables and benches.

Units are proposed with bedrooms on the second floor and living and dining rooms on the first floor. Exterior wall material is a combination of stucco and wood siding, with windows highlighted with wood trim accents and decorative side shingles to provide interest. Roofing material is asphalt shingle.

PLANNING AREA STANDARDS:

The project site is located within the Oceano Urban Area. Planning Area Standards for Residential Multi-Family projects establish density, intensity, and site planning criteria as outlined above. The applicant worked closely with staff to provide minor revisions to the original project to meet site planning and design objectives. The proposed development satisfies all Planning Area Standards as follows:

Section 22.106.070 Oceano Urban Area Standards

A – Communitywide standards:

1. Oceano Specific Plan Included by Reference (see discussion below)
2. Curb, gutter, and sidewalk required

B – Combing Designations – Airport Review Area

As conditioned, the project meets these standards. The project has been reviewed for consistency with the Oceano Specific Plan, including the Residential Design Guidelines for multi-family residential housing. Curb, gutter, and sidewalk exists along Front Street. The project has been conditioned to comply with Oceano Airport operations, including providing an aviation easement and use of non-reflective materials.

Section 22.106.070 Oceano Urban Area Standards

F – Residential Multi-Family:

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1. Permit Requirement – Minor Use Permit required for all new construction or exterior alterations with exceptions.
2. Maximum density – New multi-family development is not to exceed a density of 15 units per acre. Maximum floor area may not exceed 48 percent.

As conditioned, the project meets these standards. The project includes application of a Conditional Use Permit because it is a planned development. The residential density does not exceed 15 units per acre. The maximum floor area does not exceed 48 percent.

COMBINING DESIGNATIONS:

The project is located within the Airport Review area for the Oceano Airport. The applicant has agreed to include an aviation easement, noise limits, non-reflective glass surfaces, and compliance with Federal Aviation regulations (refer to Exhibits B and D for full list of conditions).

COMMUNITY ADVISORY GROUP COMMENTS: Supports project, questions density.

Staff response: Project complies with the maximum density of 15 units/acre, because it proposes a density of 3.75 units/acre, which is rounded to 4 units per Sec. 22.02.020.C.5 of the Land Use Ordinance, which allows rounding of quantities of units.

AGENCY REVIEW:

Public Works – Recommend approval with stock conditions. Drainage is a concern, request drainage calculations and a storm basin if appropriate.

Environmental Health – Stock conditions with OCSD will serve required.

County Parks – Require Quimby and Building Division fees.

Oceano Community Services District – Plan does not allow for adequate Fire Dept. access. (Telephone discussion on 9/23/05 with Phillip Dais indicated project OK with 20' access)

ALUC – Meets standards set by ALUC. Conditions included.

APCD – Includes recommendations for dust control, demolition activities, naturally occurring asbestos, and wood-burning devices.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 8, 2005 for this project. Mitigation measures are proposed to address air quality, cultural resources, geology and soils, hazards/hazardous materials, noise, public services/utilities, recreation, and transportation/circulation and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Multi-Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of multi-family residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support multi-family residences.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; no archaeological artifacts were noted on the property; and mitigation measures for air quality, cultural resources, geology and soils, hazards/hazardous materials, noise, public services/utilities, recreation, and transportation/circulation are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

EXHIBIT B

CONDITIONS OF APPROVAL FOR CO 04-0519

Approved Project

1. A Tentative Parcel Map and Conditional Use Permit to allow for the subdivision of a 0.25-acre parcel into four parcels and construction of four residences as a planned development. The proposed residential parcels are approximately 2,600 square feet each. The proposed residences would be two-story, include an attached garage, and include approximately 1,242 square feet of living space each. The proposal includes a common driveway and centrally located common landscaped area. The proposed project would result in the disturbance of 0.25 acre.

Access and Improvements

2. A private easement be reserved on the map for access to lots 1-4.
3. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage

5. Submit complete drainage calculations to the Department of Public Works for review and approval.
6. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards.
7. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. reserved as a drainage easement in favor of the owners and assigns.
8. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program. The applicant shall provide WDID# to the County if applicable.

Utilities

9. Electric and telephone lines shall be installed underground.
10. Cable T.V. conduits shall be installed in the street.
11. Gas lines shall be installed.

Design

12. The residences on the property be removed or brought into conformance with the Land Use Ordinance prior to filing the final parcel or tract map. A demolition permit may be required.

Vector Control and Solid Waste

13. A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet Land Use Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

14. **Prior to filing of the final map**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Oceano Community Services District letter dated February 28, 2005.

Parks and Recreation (Quimby) Fees

15. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

16. Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

17. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to recordation of the final parcel or tract map.
18. An open space easement be recorded for the common open area. It is to be held in common by the Homeowner's Association. The common open area is to be maintained as such in perpetuity.

Additional Map Sheet

19. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - i. Reduce the amount of disturbed area where possible.
 - ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - iii. All dirt stockpile areas should be sprayed daily as needed.
 - iv. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - v. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - b. **Prior to demolition of any existing structures, utilities, or pipelines**, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
 - c. **Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

- d. **Immediately following removal of the existing residence and vegetation and prior to any grading**, a qualified archaeologist shall conduct a supplemental surface (Phase I) survey of these previously unsurveyed portions of the parcel. The archaeologist shall determine if additional testing/mitigation is necessary if significant resources are encountered, such as monitoring during construction and/or analyzing a sample of the resource, etc. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first**, the consulting archaeologist shall submit a letter to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- e. **In the event archaeological resources are unearthed or discovered during any construction activities**, the following standards apply:
- i. Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - ii. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished.
- f. **Prior to issuance of construction permits**, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following:
- i. Flow lines of surface and subsurface waters onto and off the site;
 - ii. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
 - iii. Building pad, finished floor, and street elevations, existing and proposed;
 - iv. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
 - v. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;

- vi. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site;
 - vii. Proposed flood-proofing measures determined necessary by the County Engineer.
- g. **Prior to issuance of construction permits**, in order to comply with Oceano Airport operations:
- i. An aviation easement shall be granted to the County;
 - ii. Maximum interior noise levels in structures shall be limited to 45 dB or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise;
 - iii. Non-reflective materials shall be used for external surfaces;
 - iv. No electronic transmissions that would interfere with aircraft operations;
 - v. No uses that attract birds and create bird strike hazards;
 - vi. Permit shall require full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace" including, if required, submittal of FAA Form 7460-1.
 - vii. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants shall receive full and accurate disclosure concerning the presence and operations of the Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy property or properties.
- h. **Prior to final inspection**, a noise-level assessment shall be conducted to verify acceptable interior noise levels of 45 dB have been met by standard construction methods.

Covenants, Conditions and Restrictions

20. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
- a. On-going maintenance of drainage basin / adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Maintenance of common areas.
 - c. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - i. Reduce the amount of disturbed area where possible.

- ii. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - iii. All dirt stockpile areas should be sprayed daily as needed.
 - iv. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - v. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- d. **Prior to demolition of any existing structures, utilities, or pipelines,** the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
- e. **Prior to issuance of grading permits,** the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).
- f. **Immediately following removal of the existing residence and vegetation and prior to any grading,** a qualified archaeologist shall conduct a supplemental surface (Phase I) survey of these previously unsurveyed portions of the parcel. The archaeologist shall determine if additional testing/mitigation is necessary if significant resources are encountered, such as monitoring during construction and/or analyzing a sample of the resource, etc. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first,** the consulting archaeologist shall submit a letter to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- g. **In the event archaeological resources are unearthed or discovered during any construction activities,** the following standards apply:
 - i. Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - ii. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished.

- h. **Prior to issuance of construction permits**, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following:
 - i. Flow lines of surface and subsurface waters onto and off the site;
 - ii. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
 - iii. Building pad, finished floor, and street elevations, existing and proposed;
 - iv. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
 - v. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;
 - vi. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site;
 - vii. Proposed flood-proofing measures determined necessary by the County Engineer.
- i. **Prior to issuance of construction permits**, in order to comply with Oceano Airport operations:
 - i. An aviation easement shall be granted to the County;
 - ii. Maximum interior noise levels in structures shall be limited to 45 dB or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise;
 - iii. Non-reflective materials shall be used for external surfaces;
 - iv. No electronic transmissions that would interfere with aircraft operations;
 - v. No uses that attract birds and create bird strike hazards,
 - vi. Permit shall require full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace" including, if required, submittal of FAA Form 7460-1.
 - vii. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants shall receive full and accurate disclosure concerning the presence and operations of the Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy property or properties.

- j. **Prior to final inspection**, a noise-level assessment shall be conducted to verify acceptable interior noise levels of 45 dB have been met by standard construction methods.

Miscellaneous

- 21. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 22. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

FINDINGS - EXHIBIT C

Conditional Use Permit SUB2004-00115 (Godkin)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 8, 2005 for this project. Mitigation measures are proposed to address air quality, cultural resources, geology and soils, hazards/hazardous materials, noise, public services/utilities, recreation, and transportation/circulation and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed the 4-unit multi-family residential development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development the proposed the 4-unit multi-family residential development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the proposed the 4-unit multi-family residential development is located on Front Street, an arterial road constructed to a level able to handle any additional traffic associated with the project

EXHIBIT D

**CONDITIONS OF APPROVAL
Conditional Use Permit SUB2004-00115 (Godkin)**

Approved Development

1. This approval authorizes:
 - a. A Tentative Parcel Map and Conditional Use Permit to allow for the subdivision of a 0.25-acre parcel into four parcels and construction of four residences as a planned development. The proposed residential parcels are approximately 2,600 square feet each. The proposed residences would be two-story, include an attached garage, include approximately 1,242 square feet of living space each. The proposal includes a common driveway and centrally located common landscaped area. The proposed project would result in the disturbance of 0.25 acre.
 - b. a maximum height of 35 feet as measured from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated February 28, 2005.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

Grading, Drainage, Sedimentation and Erosion Control

6. **At the time of application for construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department. The plan shall contain, at a minimum:

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- a. Complete drainage calculations for county Public Works review and approval.
- b. Retention of drainage in an on-site basin designed in accordance with county standards and approved by the county Public Works.
- c. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
- d. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
- e. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
- f. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.

Conditions to be completed prior to issuance of a construction permit

Fees

7. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection / establishment of the use

8. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **before final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
9. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
10. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Fencing

11. **Prior to occupancy or final inspection**, provide a 6-foot high solid wood or masonry fence along the property line(s) of the site.

On-going conditions of approval (valid for the life of the project)

12. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

13. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

Staff report prepared by Brian Pedrotti
and reviewed by Matt Janssen

STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.

11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (BP)

ENVIRONMENTAL DETERMINATION NO. ED04-545

DATE: December 8, 2005

PROJECT/ENTITLEMENT: Godkin Parcel Map and Conditional Use Permit SUB2004-00115

APPLICANT NAME: Richard Godkin

ADDRESS: 4652 Vintage Ranch Ln. Santa Barbara, CA 93110

CONTACT PERSON: Same as applicant

Telephone: 805-680-1382

PROPOSED USES/INTENT: Request by Richard Godkin to allow for a 1) planned development, 2) subdivision of an approximate 0.25-acre parcel into four parcels of approximately 2,600 square feet each, and 3) allow for grading and construction of four residences, which will result in the disturbance of the entire 0.25 acre.

LOCATION: The project site is located on the east side of Front Street (State Highway 1) at 1621 Front Street, approximately 100 feet south of Belridge Street, in the community of Oceano, in the San Luis Bay Inland Area Plan.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Caltrans , Air Pollution Control District
, Environmental Health

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on December 22, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No.

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Brian Pedrotti

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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CALIFORNIA DEPARTMENT OF FISH AND GAME CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Godkin Parcel Map and Conditional Use Permit; SUB2004-00115

Project Applicant

Name:	<u>Richard Godkin</u>
Address:	<u>4652 Vintage Ranch Lane</u>
City, State, Zip Code:	<u>Santa Barbara, CA 93110</u>
Telephone #:	<u>(805) 680-1382</u>

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination


FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 12/5/05



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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Godkin Parcel Map and Conditional Use Permit SUB2004-00115;
ED 04-545

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

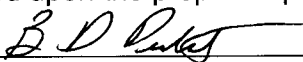
<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Pedrotti
Prepared by (Print)


Signature

11/29/05
Date

John McKenzie
Reviewed by (Print)


Signature

Ellen Carroll,
Environmental Coordinator
(for)

11/29/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Richard Godkin for a Tentative Parcel Map and Conditional Use Permit to allow for the subdivision of a 0.25-acre parcel into four parcels and construction of four residences as a planned development. The proposed residential parcels are approximately 2,600 square feet each. The proposed residences would be two-story, include an attached garage, include approximately 1,242 square feet of living space each. The proposal includes a common driveway and centrally located common landscaped area. The proposed project would result in the disturbance of 0.25 acre. The project site is located on the east side of Front Street (State Highway 1) at 1621 Front Street, approximately 100 feet south of Belridge Street, in the community of Oceano, in the San Luis Bay Inland Area Plan.

ASSESSOR PARCEL NUMBER(S): 062-271-020

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay (Inland), Oceano

LAND USE CATEGORY: Residential Multi-Family

COMBINING DESIGNATION(S): Airport Review

EXISTING USES: Residence

TOPOGRAPHY: Gently sloping

VEGETATION: Grasses , ornamental landscaping

PARCEL SIZE: 10,835 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Multi-Family; multi-family residences	<i>East:</i> Residential Multi-Family; multi-family residences
<i>South:</i> Industrial; undeveloped	<i>West:</i> Residential Multi-Family; multi-family residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located on the east side of Front Street (State Highway 1), a collector street in the community of Oceano. The area is primarily developed with multi-family residences, and industrial development to the north and west across Highway 1 and the railroad tracks. The project site is visible to travelers on Front Street (Highway 1).

Impact. The proposed project includes landscaping along the perimeter of the development, including trees and shrubs along Front Street. The project also includes landscaping in between proposed residences, including more significant plantings at the common open space and to the rear. The proposed elevations, which include a Craftsman style with wood siding and decorative shingles, present a visually appealing view to public views along Front Street. The proposed project is compatible with existing development in the vicinity as well as consistent with the land use designation.

Mitigation/Conclusion. No significant visual impacts are expected to occur and no mitigation measures are necessary, because the resulting development will be consistent with existing development in the vicinity of the project site.

2.	AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The soil types include: Oceano sand, (0 - 9 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "VI", and the "irrigated" soil class is "IV".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Based on the latest air monitoring station information (per the County's RMS annual report, 2004), the trend in air quality in the general area is declining, where unacceptable PM₁₀ (fugitive dust) levels were exceeded in 2002 at the Ralco Way monitoring station 26 times out of 60 monitoring days, which is up from the previous year (17 exceedances).

The County is currently within attainment regulations for ozone. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for

ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

As proposed, the project will result in the disturbance of approximately 0.25 acre, which would result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. In addition, the project will generate approximately 40 daily vehicle trips. Based on Table 1-1 of the CEQA Air Quality Handbook, the project would generate less than 10 lbs/day of pollutants, which is below the threshold warranting any mitigation.

The proposed project was referred to the County APCD for review. The APCD responded with comments regarding dust control, the release of asbestos during the removal of any structures, underground pipes or utility lines, the release of naturally-occurring asbestos in the soil, and the use of wood-burning devices in the new residences (Jan Downs Vidalin; October 12, 2004)

Mitigation/Conclusion. The APCD provided recommendations and measures to ensure that no project specific or cumulative air quality impacts occur as a result of the proposed project, including dust control measures and guidelines for wood-burning devices. These issues have been incorporated into the Developer's Statement for this project and will become conditions of approval for the project (refer to attached Exhibit "B").

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Setting. The project site occurs within the Santa Barbara Vernal Pool Region designated by the California Department of Fish and Game and is also in an area with identified potential vernal pool habitat. Vernal pool habitat consists of seasonal wetlands (i.e. areas that pond water during the wet season and dry up during the summer months) that may provide habitat for sensitive aquatic plant

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and animal species.

Impact. A site visit of the project site was made on October 6, 2004 by County Planning Staff to identify the potential for vernal pool habitat and/or listed plant and fairy shrimp species. At this time, no evidence of vernal pools or potential areas for ponded water was observed. The topography on the project site is gently sloping such that water would not pool in a manner consistent with the characteristics of vernal pools or seasonal wetlands. Therefore, there was no indication of habitat suitable for supporting fairy shrimp or sensitive plant species associated with vernal pools.

Plants: San Luis Obispo Monardella (*Monardella Frutescens*); La Graciosa Thistle (*Cirsium loncholepis*) app 0.3 mile northwest of property; Beach Spectaclepod (*Dithyrea maritima*), Marsh Sandwort (*Arenaria paludicola*), and Surf Thistle (*Cirsium rhotophilum*) app. 0.5 mile southwest of property

Wildlife: Central California Steelhead (*Oncorhynchus mykiss irideus*) and California Red Legged Frog (*Rana aurora draytonii*) app. 0.3 mile south of property; California Brackishwater Snail (*Tryonia imitator*) app. 0.3 mile southwest of property; Western Snowy Plover (*Charadrius alexandrinus nivosus*) app. 0.4 mile southwest of property

Habitats: Central Dune Scrub app. 0.5 mile southwest of property

Impact. Several species and sensitive habitats exist in the vicinity of the project. The project site itself is located in an urbanized area and does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located in an area historically occupied by the Obispeño Chumash. Prehistoric and historic cultural resources are known to exist in the project vicinity. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. An *Archaeological Surface Survey* (Conway; November, 2004) did not identify presence of cultural resources on the undeveloped portions of the project site or surrounding area. Due to limited visibility during the Phase I study, cultural resources may be present underneath landscaped vegetation and/or the existing residence proposed for demolition and removal.

Mitigation/Conclusion. In order to ensure no impacts to significant archeological resources occur, a

qualified archaeologist shall conduct a surface survey immediately following removal of the existing residence and onsite vegetation. In the event that significant cultural resources are found, the archaeological monitor shall have the authority to halt work until such time as the resources have been evaluated and mitigated (refer to Exhibit B). Based on the above discussion and implementation of mitigation measures, impacts to cultural resources would be less than significant.

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered moderate.

No active faulting is known to exist on or near the subject property. The project is not within a known

area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Arroyo Grande Creek) from the proposed development is approximately 0.3 mile to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – The soil types include: Oceano sand, (0 - 9 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and low shrink-swell characteristics.

Impact. As proposed, the project will result in the disturbance of approximately 0.25 square feet. The proposed project would increase the impervious surface area adjacent to an area prone to flooding, potentially causing offsite drainage impacts. Preparation of a drainage plan and consideration of porous surfaces for the proposed access easement would ensure adequate retention of surface runoff.

Mitigation/Conclusion. The applicant has agreed to prepare a drainage plan per Section 22.52.080 and consider the use of porous paving material for the portions of the proposed access easement. Based on the above discussion and implementation of a drainage plan, no impacts are anticipated and no further measures are necessary.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination and does not propose the use of hazardous materials. The project site is located within a moderate severity risk area for fire. The proposed project was referred to the Oceano Community Services District (Philip Davis; September 27, 2004) for review, and fire access was identified as unacceptable. The project has been revised to include an acceptable fire access lane to the OCSD (telephone conversation, Philip Davis, September 23, 2005). The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. Asbestos may be present on the project site within the existing residence and/or underlying utilities and soils. The project site is within the Airport Review area for the Oceano Airport.

Impact. Asbestos may be released during demolition of the existing residence and disturbance of onsite soils. The proposed project was referred to the Airport Land Use Commission and no significant concerns were identified.

Mitigation/Conclusion. The project is required to comply with APCD measures regarding potential release of asbestos (refer to Section 3, Air Quality). The applicant has agreed to include an aviation easement, noise limits, non-reflective glass surfaces, and compliance with Federal Aviation regulations (refer to Exhibit B for full list of mitigation measures). Based on the above discussion and implementation of mitigation, no significant impacts are anticipated.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project includes the construction of four residences, one of which would be located adjacent to Front Street (State Highway 1), a two-lane collector street. According to the *County Noise Element*, the western portion of the parcel adjacent to Front Street is within the 65 CNEL contour for exterior noise, and the eastern portion of the parcel is within the 60 CNEL contour, which equals the energy average sound level during a 24-hour period (County of San Luis Obispo; May 1992). The project site is also within the mapped noise threshold of the Oceano County Airport. Exterior spaces cannot exceed 60 decibels (dB) and interior spaces are required to comply with noise limits of 45 dB.

Impact. A *Noise Survey and Noise Assessment* was prepared for the proposed project (David Lord; November 22, 2004). Existing noise levels at the Front Street property line are 54 dB, with future levels estimated at 56.3 dB. Based on these recorded noise levels, no mitigation is required for traffic noise. Although the airport noise is not continuous and does not violate noise standards, the take-offs are sudden and momentarily loud, which is more disruptive than ambient background noise. The future residents may be impacted by exposure to severe noise or vibration from plane take-offs.

Mitigation/Conclusion. Maximum interior noise levels shall be limited to 45 dBA or less and all other

provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise (refer to Section 7, Hazards and Hazardous Materials). Based on the above discussion and implementation of mitigation measures, no significant impacts are anticipated.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the proposed parcel map and conditional use permit would result in the construction of four new residences in the community of Oceano within a residential-multi family zoned parcel. The project site is surrounded by residential development. Although the future development would displace the existing single-family residence and occupants, available housing resources are present in the area and the proposed project would create new housing opportunities. The project would not use a substantial amount of fuel or energy to construct and maintain. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project. No significant population and housing impacts are expected to occur as a result of the proposed parcel map.

Mitigation/Conclusion. Prior to map recordation, the applicant is required to pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project. No population or housing impacts are anticipated and no measures above what will be required by code are necessary.

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. PUBLIC SERVICES/UTILITIES - <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Mesa) is approximately 6 miles to the (south). The closest Sheriff substation is in Oceano, which is approximately 0.7 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

This proposed project, along with numerous others in the area would have a cumulative effect on police/sheriff and fire protection, and schools. Current regulations require that at least 50% of construction wastes be recycled and diverted from landfills.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address cumulative impacts to public services and will reduce the impact to a level of insignificance. No mitigation measures are necessary.

11. RECREATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase the use or demand for parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Affect the access to trails, parks or other recreation opportunities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail on the proposed project site. The proposed project was referred to the County Parks Division for review. The Parks Division did not identify any project-specific potentially significant impacts. Implementation of the proposed tract map and build-out and occupation of four new residences would contribute to the cumulative demand for recreational resources in San Luis Obispo County.

Mitigation/Conclusion. In order to offset the cumulative demand for recreational resources, the applicant would be required to pay Quimby and Building Division fees (Jan DiLeo; Oct 6, 2004). No additional mitigation measures are necessary.

12. TRANSPORTATION/ CIRCULATION - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project would be accessed by Front Street (State Highway 1). Front Street experiences heavy tourist and recreational traffic in addition to local residential and business traffic. These roads are operating at acceptable levels of service.

Impact. Development of four residences is estimated to generate a total of forty (40) daily vehicle trips, or (10) daily vehicle trips per residence (Institute of Traffic Engineers). This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety. The proposed project was referred to the County Public Works Department and the California Department of Transportation for review. These Departments did not respond with any traffic concerns. The proposed project was referred to the Oceano/Halcyon Advisory Council (December 20, 2004).

Mitigation/Conclusion. Based on the above discussion and road fee requirements, no significant cumulative impacts to transportation or circulation would occur. Curb, gutter and sidewalk improvements are included in the project. No additional mitigation measures are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The existing residence is connected to the Oceano Community Services District (OCSD) for wastewater service. A Will-Serve letter provided for the proposed project by the OCSD indicated that wastewater service would continue to be available to serve the project site (Francis M. Cooney; February 28, 2004). The will serve letter is required to be submitted to County Environmental Health (Laurie Salo; Oct 12,2004). No significant wastewater impacts are anticipated.

Mitigation/Conclusion. No significant wastewater impacts are anticipated and no mitigation measures are required.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Surface Water. The project site is located in a residential neighborhood and is gently sloping. Arroyo Grande Creek is located approximately .30 mile from the project site. No sources of surface water are present near the project site. As described in the NRCS Soil Survey, the soil surface is considered to

have low erodibility.

Water Usage. The existing residence on the project site is currently served by the OCSD. The District has adequate water resources to serve potential water needs within its boundaries and the OCSD has indicated that water service is available to serve the project site (Francis M. Cooney; February 28, 2004). Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 3.4 acre feet/year (AFY)

$$4 \text{ residential lots (w/primary (0.85 afy) X 4 lots) = 3.4 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989).

Mitigation/Conclusion. No potentially significant water quantity or quality impacts were identified, therefore, no specific measures are necessary above what is required under the Uniform Plumbing Code. Standard drainage and erosion control measures required for construction of the residence provide sufficient measures to adequately protect surface water quality (refer to Section 6, Geology and Soils). No significant water impacts are anticipated and no mitigation measures are necessary.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

Potentially Significant

Impact can & will be mitigated

Insignificant Impact

Not Applicable

a) *Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

☐
☐
☒
☐

b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)*

☐
☒
☐
☐

c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐
☐
☒
☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input checked="" type="checkbox"/>	County Airport Manager	None
<input checked="" type="checkbox"/>	Airport Land Use Commission	Attached
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Transportation	None
<input checked="" type="checkbox"/>	OceanoCommunity Service District	Attached
<input checked="" type="checkbox"/>	Other <u>Oceano/Halcyon Advisory Council</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Lord, David. November 22, 2004. *Noise Survey and Noise Assessment*.

Conway, Thor. November 4, 2004. *An Archaeological Surface Survey of a Residential Lot at 1621 Front Street, Oceano, San Luis Obispo County, California..*

Exhibit B - Mitigation Summary Table

Air Quality

- AQ-1 During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- AQ-3 Prior to demolition of any existing structures, utilities, or pipelines**, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
- AQ-4 Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

Cultural Resources

- CR-1 Immediately following removal of the existing residence and vegetation and prior to any grading**, a qualified archaeologist shall conduct a supplemental surface (Phase I) survey of these previously unsurveyed portions of the parcel. The archaeologist shall determine if additional testing/mitigation is necessary if significant resources are encountered, such as monitoring during construction and/or analyzing a sample of the resource, etc. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. **Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first**, the consulting archaeologist shall submit a letter to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.
- CR-2 In the event archaeological resources are unearthed or discovered during any construction activities**, the following standards apply:

- a. Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished.

Geology and Soils

GS-1 Prior to issuance of construction permits, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following:

- a. Flow lines of surface and subsurface waters onto and off the site;
- b. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
- c. Building pad, finished floor, and street elevations, existing and proposed;
- d. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
- e. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;
- f. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site;
- g. Proposed flood-proofing measures determined necessary by the County Engineer.

Hazards

HM-1 Prior to issuance of construction permits, in order to comply with Oceano Airport operations:

- a. An aviation easement shall be granted to the County;
- b. Maximum interior noise levels in structures shall be limited to 45 dB or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise;
- c. Non-reflective materials shall be used for external surfaces;
- d. No electronic transmissions that would interfere with aircraft operations;
- e. No uses that attract birds and create bird strike hazards,
- f. Permit shall require full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace" including, if required, submittal of FAA Form 7460-1.
- g. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants shall receive full and accurate disclosure concerning the presence and operations of the Airport and any noise, safety, or over-flight impacts associated

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with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy property or properties.

Noise

- N-1** **Prior to final inspection**, a noise-level assessment shall be conducted to verify acceptable interior noise levels of 45 dB have been met by standard construction methods.

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Environmental Determination: ED04-545

Date: November 14, 2005

**DEVELOPER'S STATEMENT FOR THE
GODKIN PARCEL MAP AND CONDITIONAL USE PERMIT SUB2004-00115**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AIR QUALITY

AQ-1 Prior to issuance of grading and construction permits for both road improvements and individual lot development, the following notes shall be shown on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to site disturbance.

- a. Reduce the amount of disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stock-pile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved shall be completed as soon as possible and building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

AQ-2 Prior to demolition of any existing structures, utilities, or pipelines, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and

Environmental Determination: ED04-421

Date: May 12, 2005

- 3) applicable removal and disposal requirements of identified asbestos containing material.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District and CDF shall verify compliance.

- AQ-3** Prior to issuance of grading and construction permits, the applicant shall submit the results of a geologic evaluation conducted to determine if naturally occurring asbestos is present within the area proposed for disturbance. If naturally occurring asbestos is not present, an exemption request shall be filed with the APCD. If naturally occurring asbestos is present, the Parks Division shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM). Compliance may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for APCD approval.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

CULTURAL RESOURCES

- CR-1** Immediately following removal of the existing residence and vegetation and prior to any grading, a qualified archaeologist shall conduct a supplemental surface (Phase I) survey of these previously unsurveyed portions of the parcel. The archaeologist shall determine if additional testing/mitigation is necessary if significant resources are encountered, such as monitoring during construction and/or analyzing a sample of the resource, etc. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection whichever occurs first, the consulting archaeologist shall submit a letter to the Development Review Section of the Department of Planning and Building summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

Monitoring: The Planning and Building Department shall verify compliance in consultation with the County Environmental Coordinator.

- CR-2** In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- Construction activities shall cease, and the Environmental Coordinator and Department of Planning and Building shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be

Environmental Determination: ED04-421

Date: May 12, 2005

notified in addition to the Environmental Coordinator and Department of Planning and Building so that proper disposition may be accomplished.

Monitoring: The Planning and Building Department shall verify compliance in consultation with the County Environmental Coordinator.

GEOLOGY AND SOILS

GS-1 Prior to issuance of construction permits, the applicant shall consider the use of porous paving materials for the shared access easement and a drainage plan shall be prepared for review and approval. The plan shall include the following:

- a. Flow lines of surface and subsurface waters onto and off the site;
- b. Existing and finished contours at two-foot intervals or other topographic information required by the County Engineer;
- c. Building pad, finished floor, and street elevations, existing and proposed;
- d. Location and graphic representation of all existing and proposed natural and man made drainage facilities for storage or conveyance of runoff including drainage swales, ditches, culverts and berms, sumps, sediment basins, channels, ponds, storm drains and drop inlets. Include detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with or as a part of the proposed work, together with a map showing the drainage area and hydraulic calculations showing the facilities flow carrying capacities and justifying the estimated runoff of the area served by any drain. Include design discharges and velocities for conveyance devices, and storage volumes of sumps, ponds, and sediment basins;
- e. Estimates of existing and increased runoff resulting from the proposed improvements and methods for reducing velocity of any increased runoff;
- f. Methods for enhancing groundwater recharge that have been incorporated into the project design or an explanation of non-necessity of groundwater recharge for this site; and,
- g. Proposed flood-proofing measures where determined necessary by the County Engineer.

Monitoring: The Planning and Building Department shall verify compliance.

HAZARDS/HAZARDOUS MATERIALS

HM-1 Prior to issuance of construction permits, in order to comply with Oceano Airport operations:

- a. An aviation easement shall be granted to the County;
- b. Maximum interior noise levels in structures shall be limited to 45 dB or less and other provisions of the California Noise Insulation Standards shall be met with respect to aircraft and/or airport noise;
- c. Non-reflective materials shall be used for external surfaces;
- d. No electronic transmissions that would interfere with aircraft operations;
- e. No uses that attract birds and create bird strike hazards;
- f. Permit shall require full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace" including, if required, submittal of FAA Form 7460-1.
- g. All owners, potential purchasers, occupants (whether as owners or renters), and potential occupants (whether as owners or renters) shall receive full and accurate disclosure concerning

Environmental Determination: ED04-421Date: May 12, 2005

the presence and operations of the Airport and any noise, safety, or over-flight impacts associated with airport operations prior to entering into any contractual obligation to purchase, lease rent, or otherwise occupy any property or properties.

Monitoring: The Planning and Building Department shall verify compliance.

NOISE

- N-1** Prior to final inspection, a noise-level assessment shall be conducted to verify acceptable interior noise levels of 45db have been met by standard construction methods.

Monitoring: The Planning and Building Department shall verify compliance.

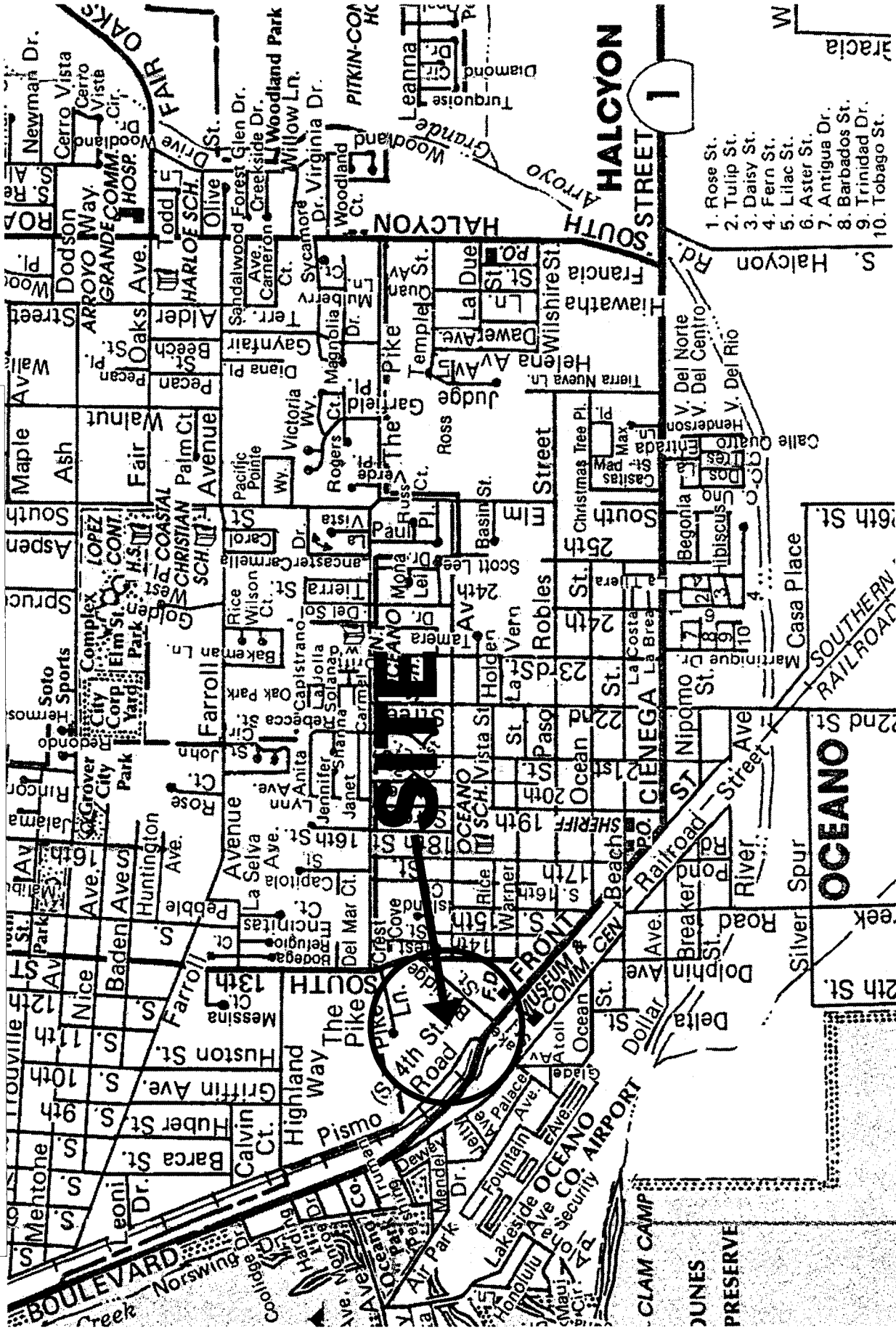
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Signature of Owner(s)

Date

Name (Print)

GLEN KENSLOP



PROJECT

Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 C004-0519



EXHIBIT

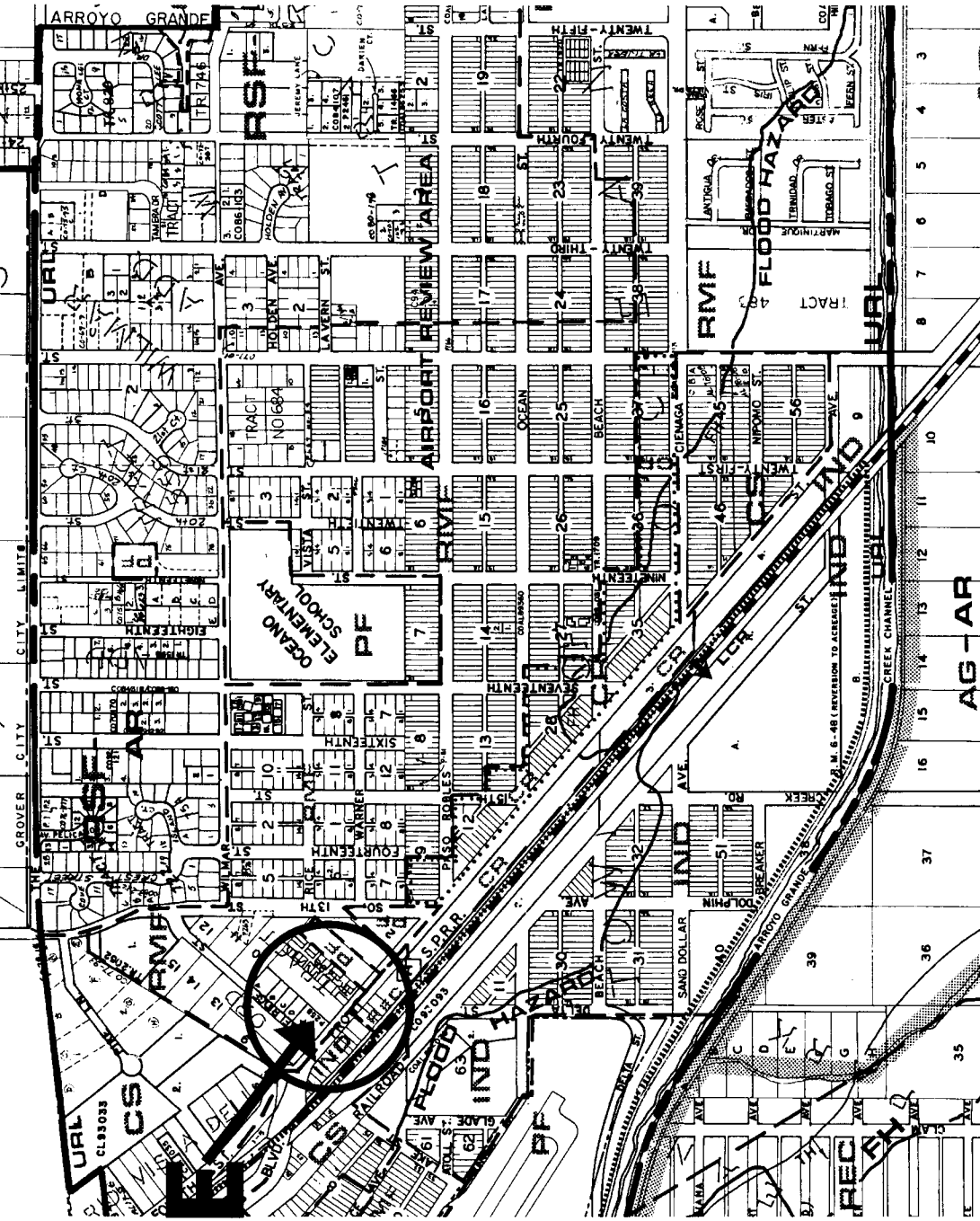
Oceano Vicinity

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

THIS ENTIRE MAP IS WITHIN THE AIRPORT REVIEW AREA

A R D E N

SITE



PROJECT

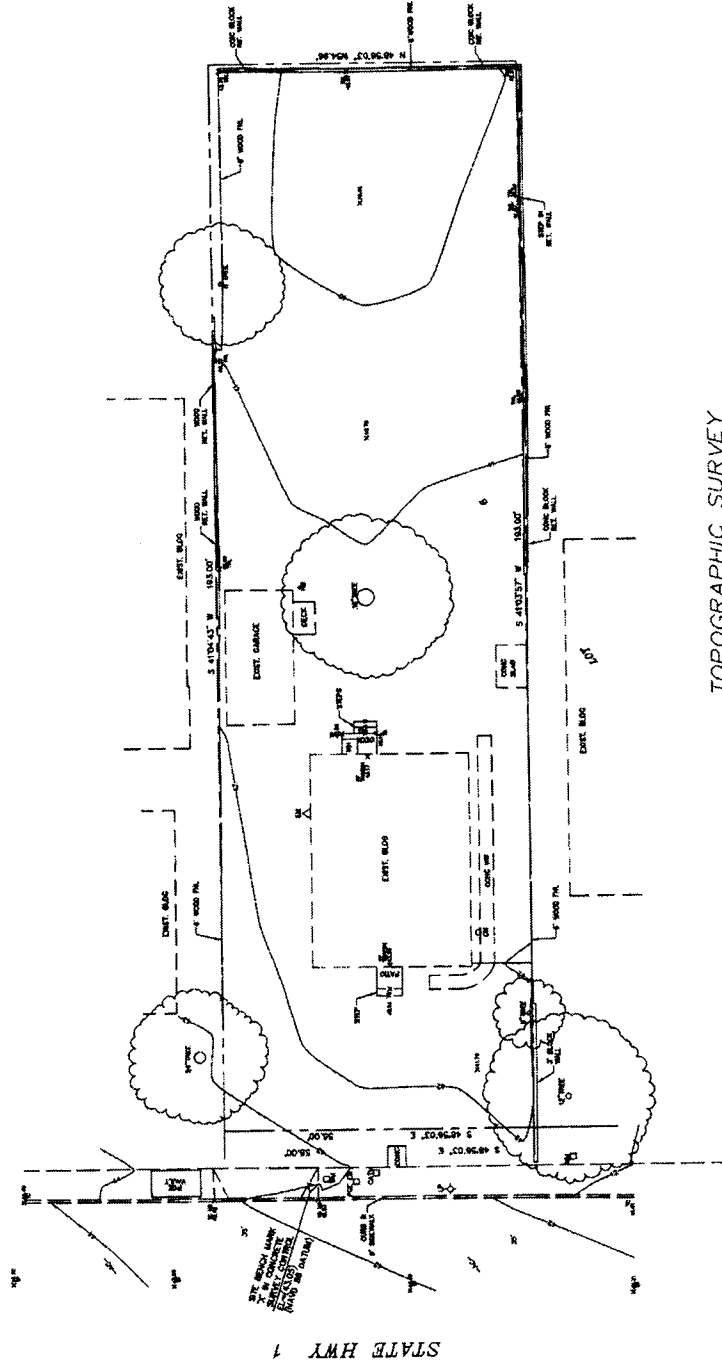
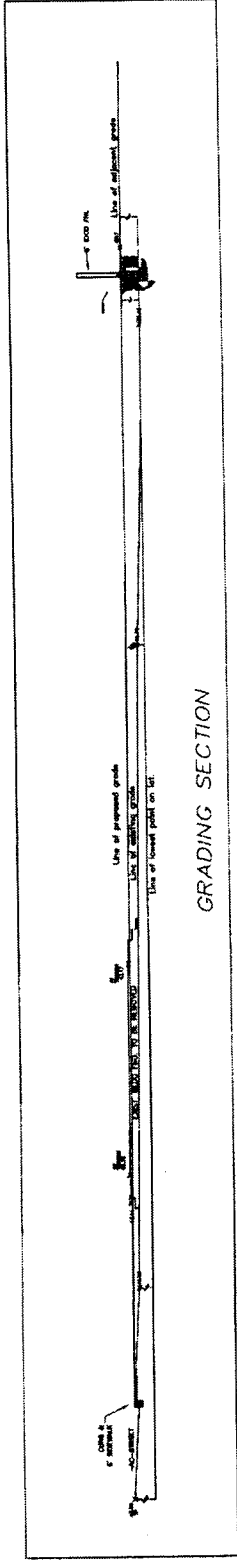
Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 CO04-0519

EXHIBIT

Land Use Category



7-47



PROJECT

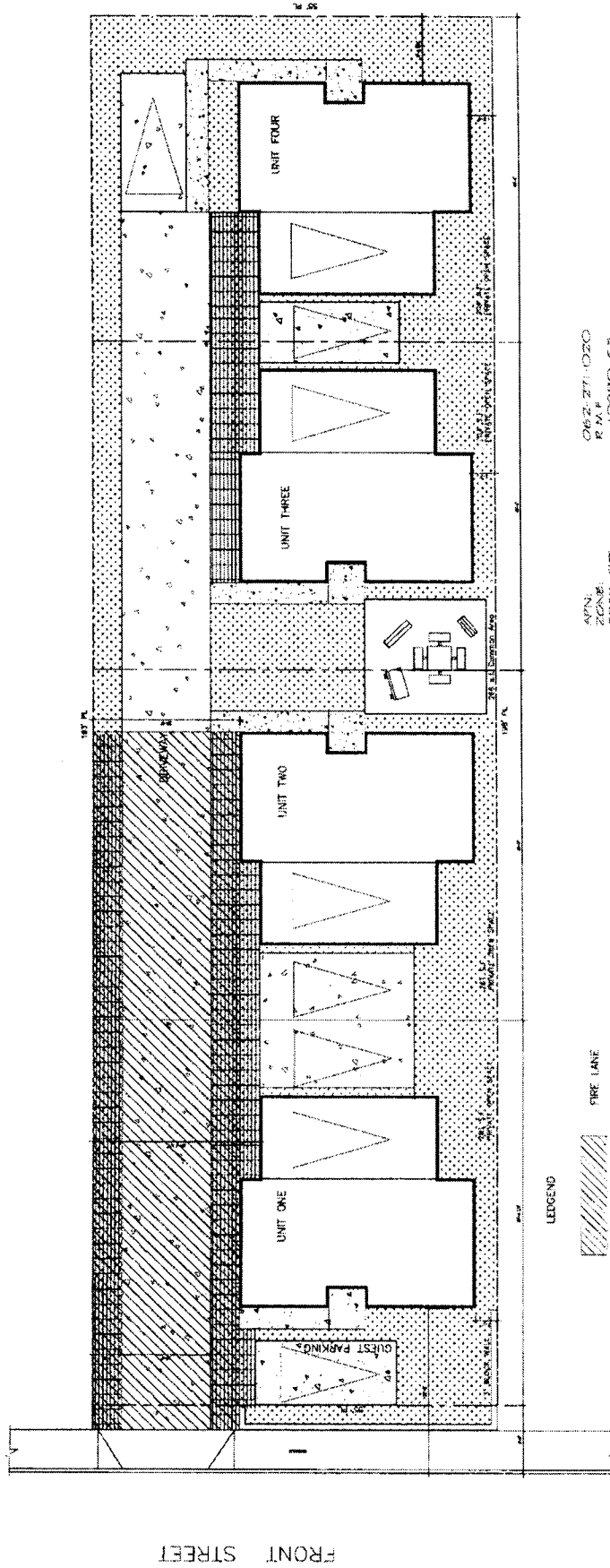
Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 CO04-0519

EXHIBIT

Topography & Grading



9-48



PROJECT

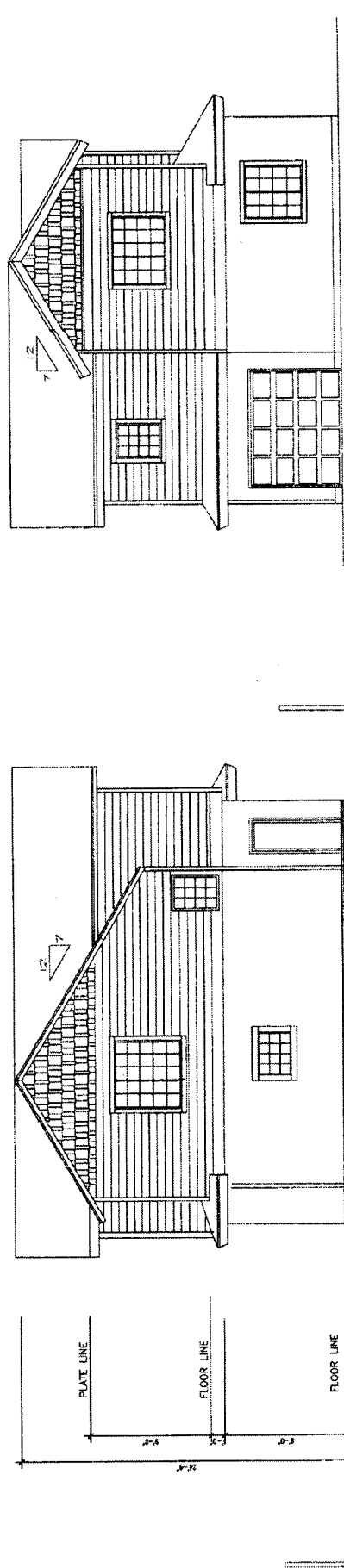
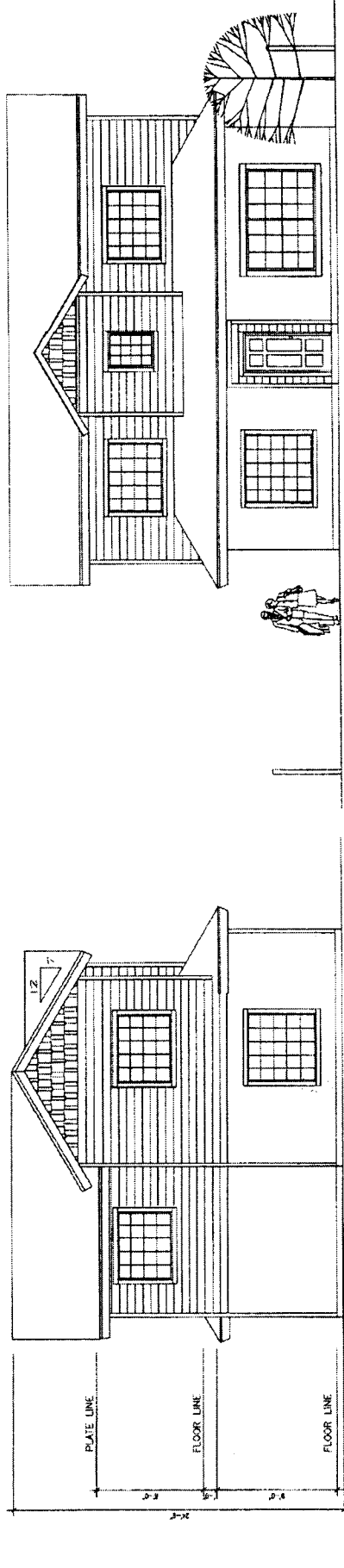
Conc. Parcel Map w/ CUP
 Godkin SUB2004-0015 CO04-0519

EXHIBIT

Site Plan



7-49



PROJECT

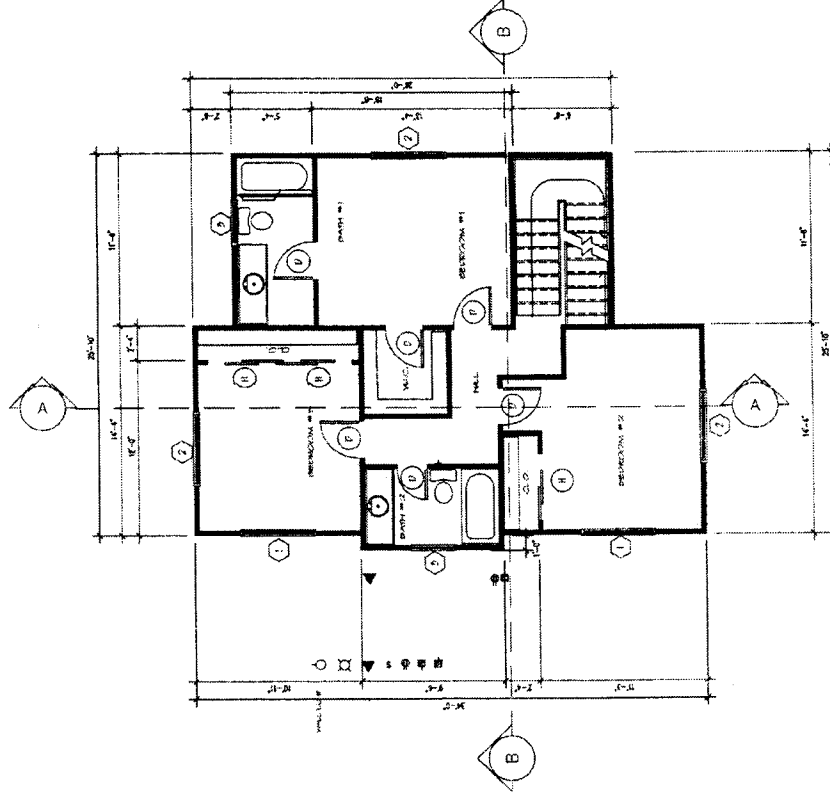
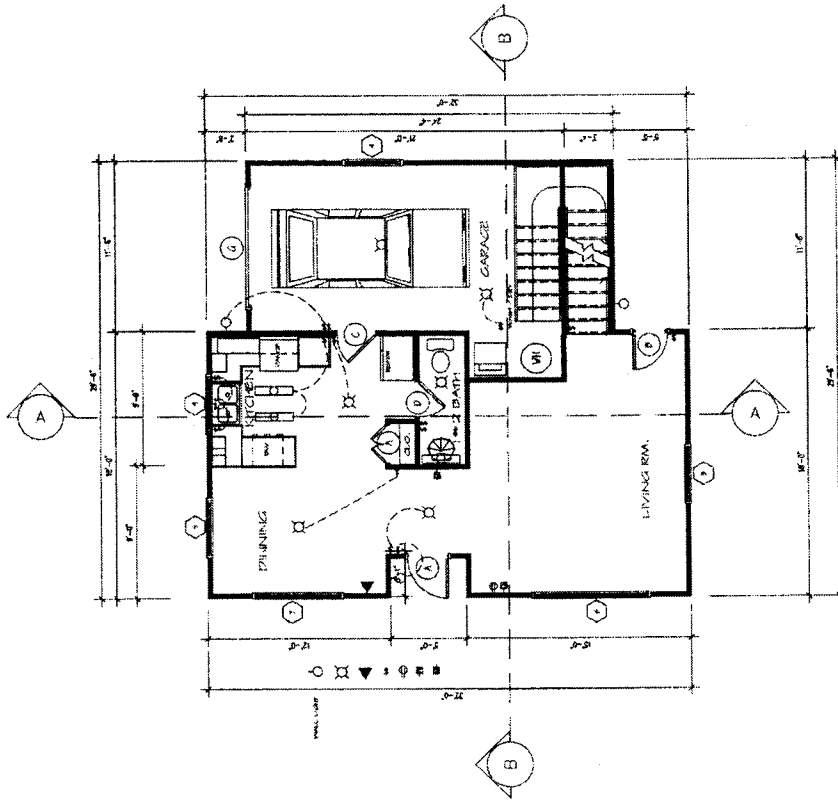
Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 CO04-0519

EXHIBIT

Elevations



7-50



PROJECT

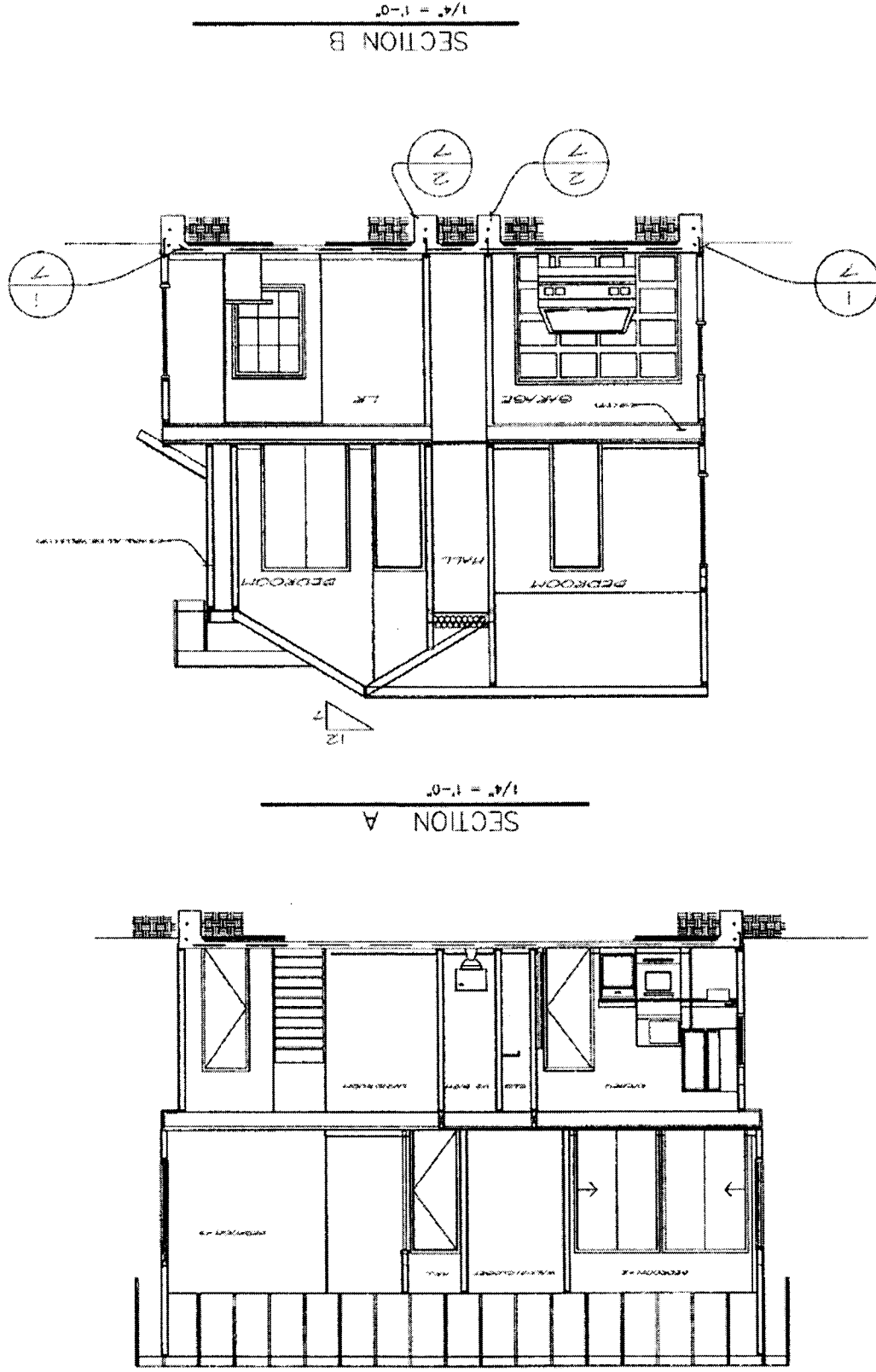
Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 C004-0519

EXHIBIT

Floor Plan



Floor Plan



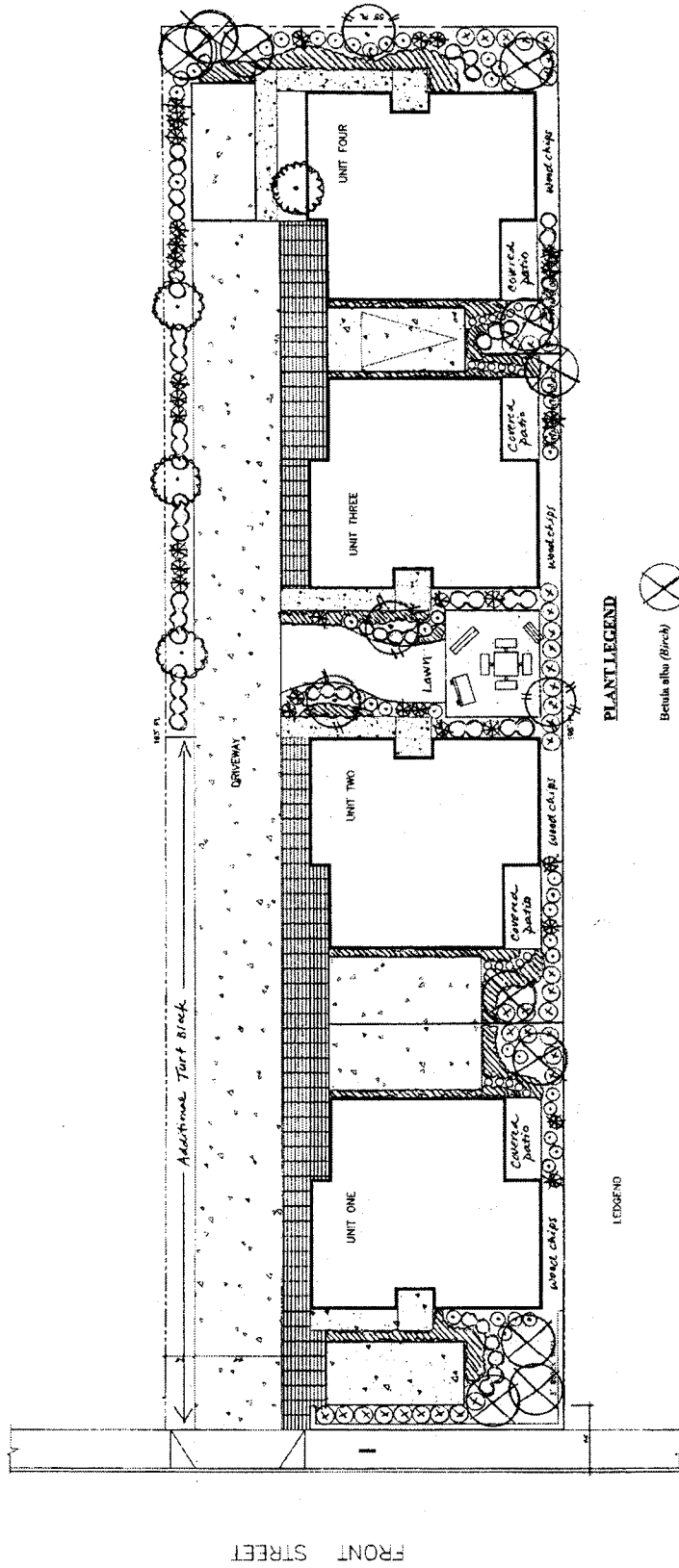
PROJECT

Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 CO04-0519

EXHIBIT

Sections





PLANT LEGEND

- TURF BLOCK
- CONC. DRIVEWAY & PARKING
- Betula alba* (Birch)
- Prunus* 'Krauter Vesuvius' (Flowering Plum)
- Magnolia* 'Little Gem' (Dwarf Magnolia)
- Pinus ponderosa* variegata (Moist Orange)
- Colocasia pulcherrima* compacta (Brilliant of Heaven)
- Salvia leucantha* 'Santa Barbara' (Mexican Sage)
- Rhipidolopis* 'Bay Breeze' (Indian Hawthorne)
- Groundcovers: *Hemerocallis* hybrid, *Agapanthus* Queen Anne, and *Tulbaghia* (Scary Gullies)

PROJECT

Conc. Parcel Map w/ CUP
Godkin SUB2004-0015 CO04-0519

EXHIBIT

Landscape Plan



OWNER'S STATEMENT
WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND TO THE BEST OF MY KNOWLEDGE, BELIEVE AND FAITH, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

BY: _____
BY: _____
BY: _____

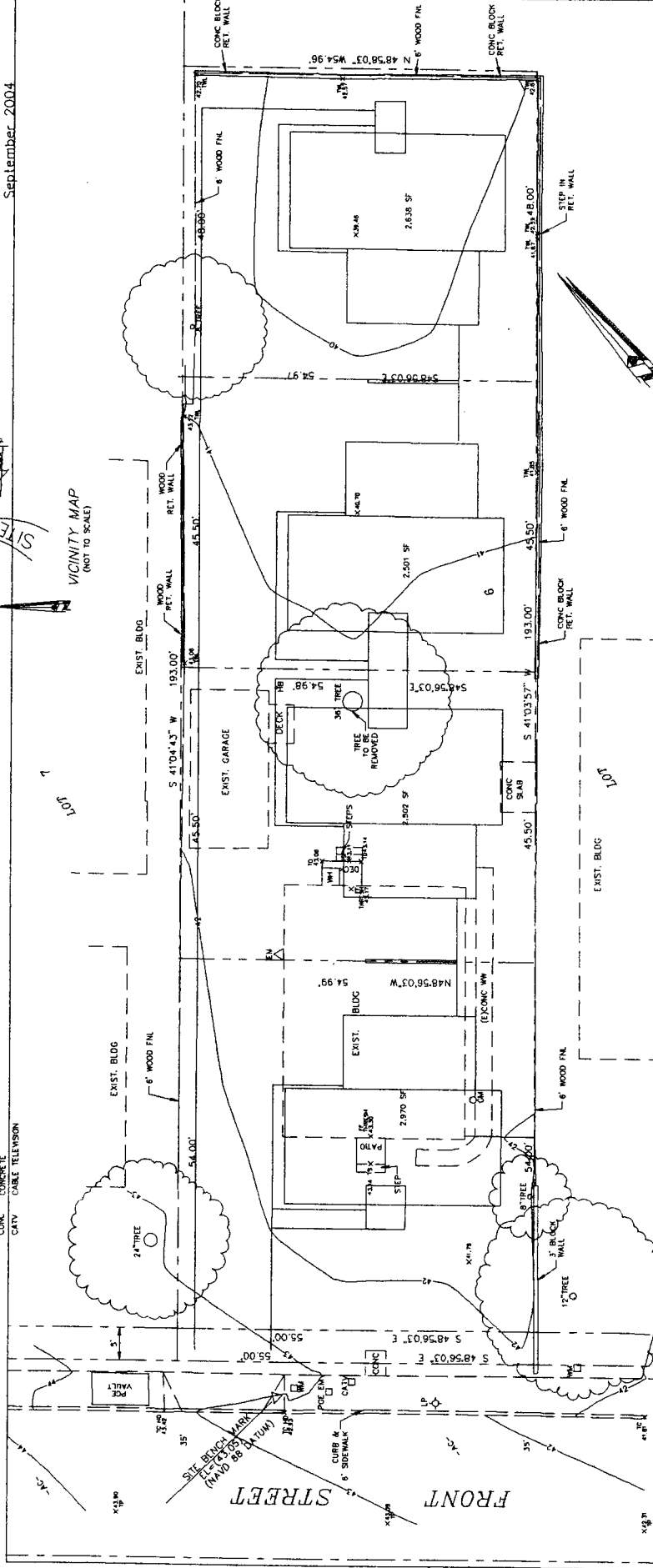
LEGEND

- EXISTING CONTOUR
- PROPERTY LINE (FNL)
- FENCE LINE (FNL)
- BUILDING LINE
- WATER METER
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- HOSE BIB
- CLF
- CHAIN LINK FENCE
- FINISH FLOOR THRESHOLD
- CONC
- CATV
- CABLE TELEVISION

NOTE:
DIMENSIONS AND DISTANCES SHOWN ARE PER (PS 01-047)
S2 P1S 42

PROJECT BENCHMARK
"X" IN CONCRETE IN THE DRIVEWAY OF 1021 FRONT STREET.
ELEV = 43.00 (NAVD 86 DATUM)

VESTING TENTATIVE PARCEL MAP NO. CO 04-0519 A SUBDIVISION OF A PORTION OF LOT 6 ORD TR (1 LS 66) County of San Luis Obispo September, 2004



SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION
AND TO THE BEST OF MY KNOWLEDGE, BELIEVE AND FAITH,
THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.
DIVISION OF REAL PROPERTY OF THE COUNTY OF SAN LUIS OBISPO,
CALIFORNIA.

BY: RICHARD H. CASSEIRA L.S. 4283 EXP. 6/20/2006

APPLICANTS & OWNERS
RICHARD H. CASSEIRA
1388 DEER CANYON ROAD
ARROYO GRANDE,
CA 93020
(760) 303-7390
RICHARD COOKIN

UTILITIES:
P&G
PACIFIC BELL
SOUTHERN CALIFORNIA GAS COMPANY
OCS
OCS
OCS
SEWER

SITE INFORMATION:
ADDRESS: 1021 FRONT STREET
ADDRESS: 1021 FRONT STREET
ADDRESS: 1021 FRONT STREET
ADDRESS: 1021 FRONT STREET

Surveying by:
CUI Engineering - Land Surveying
P.O. Box 412, Santa Barbara, CA 93103
PH: (805) 431-1984 FAX: (805) 431-9146

1"=10'



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6886

February 28, 2005

Glen Wensloff
1398 Deer Canyon Road
Arroyo Grande, CA 93420

SUBJECT: APN 062-271-020; OCSD PROJECT # 6257; SLO CO PERMIT # CO 04-00115
OWNER/PROJECT: WENSLOFF / 4 PUD'S

Dear Mr. Wensloff:

Oceano Community Services District will serve the 4 PUD's proposed for APN 062-271-020 subject to the following conditions:

1. Obtain valid OCSD and SSLOCSD permits. Fees will be due.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection may be required and will be determined when engineered plans are submitted for District review.
4. Curbs, gutters and sidewalks are required.
5. A fire safety plan will be required.
6. A \$250/deposit will be required.
7. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.
8. The interior road will need to be a minimum of twenty (20) feet wide

If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.

This will serve letter will expire February 24, 2006 and is nontransferable. The District reserves the right to review service at the time permits issued.

Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT

A handwritten signature in black ink, appearing to read "Francis M. Cooney".

Francis M. Cooney, General Manager

FMC/PTD/jpm
Attachment

BRIAN PEDROTTI

0519, GODKIN

Appr ATTACHED ARE THE STOCK CONDITIONS

This: WHICH I SEEM TO HAVE LEFT OUT parcel into _____ parcels of
 _____ of OUR REFERRAL RESPONSE FOR s / square feet each.
 CO 04-0519 GODKIN.

Acce DRAINAGE IS A CONCERN AS THIS

- ☐ AREA FLOWS to 13TH & PASO ROBLES standards:
 WHICH HAS A Flood Problem so I instructed to a _____
 HAVE ASKED FOR DRAINAGE CALC'S AND ted right-of-way.
 IF INDICATED A storm BASIN, complete a _____

MIKE GODKIN

icted to a _____

et).

☐

cate on the map or by separate

ing _____

to be described as _____ feet from the recorded centerline.

- b. For future road improvement _____ feet along _____
 to be described as _____.

- c. For road widening purposes _____ feet along _____,
 to be described as _____ feet from the recorded centerline.

- d. The _____ foot road easement as shown on the tentative parcel map
 with a _____ foot radius property line return at the intersection of _____.

- e. A _____ foot radius property line return at the intersection
 of _____.

- f. The _____ foot road easement terminating in a county cul-de-sac as
 shown on the tentative map.



7-47 15
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
DEC 23 2004

VICTOR HOLANDA, AICP
DIRECTOR

Planning & Bldg

THIS IS A NEW PROJECT REFERRAL

DEC 7 2004

DATE: 9/27/04

TO: DHA

FROM: South Co. Team
(Please direct response to the above)

GODKIN

SUB2004-00115/CO 04-06115
Project Name and Number

Development Review Section (Phone: 781-788-2009) (781-5600)

PROJECT DESCRIPTION: Parcel map w/ Cup. In Oceano off Front St.
Lot size -> 10,835 sq. ft. APN: 062-271-020. Subdivide
lot into 4 lots. & dev. 4 SFR. See maps & site plans.

Return this letter with your comments attached no later than: 10/12/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Project approved; however, Oceano/Valleyon
Advisory Committee wants to know why Oceano
specific plan allows for 15 units per acre while
this project is permitted for 16 units per acre

12.20.04
Date

Art Dooney
Name

481.6730
Phone



BP
757 15
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/27/04
TO: L. Kelly
FROM: South Co. Team
(Please direct response to the above)

GODKIN
SUB2004-00115/CO 04-00115
Project Name and Number

Development Review Section (Phone: 781-788-2009) (781-5600)

PROJECT DESCRIPTION: Parcel map w/ Cup. In Ocean off Front St.
Lot size -> 10,835 sq. ft. APN: 062-271-020. Subdivide
lot into 4 lots. & dev. 4 SFR. See maps & site plans.

Return this letter with your comments attached no later than: 10/12/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
✓ NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
✓-legality YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Based on parcel less than 3 acres - Need pre-1960
deed to establish legality. or proof existing home
built by permit on parcel in its current configuration.

10/4/04
Date

Jo Morrison
Name

X41060
Phone



15
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

DEC 6 3 2004

Planning & Bldg

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

9/27/04

TO:

Bill Robeson

FROM:

South Co. Team

(Please direct response to the above)

Dec. Hrg
04.

GODKIN

SUB2004-00115/CO 04-00115
Project Name and Number

Development Review Section (Phone: 781-788-2009) (781-5600)

PROJECT DESCRIPTION: Parcel map w/ Cup. In Ocean off Front St.
Lot size -> 10,835 sq.ft. APN: 062-271-020. Subdivide
lot into 4 lots. & dev. 4 SFR. See maps & site plans.

Return this letter with your comments attached no later than: 10/12/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES (Please go on to Part II)
____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?

____ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

12/2/03
meets standards set by
ALUC - no review necessary
infill development.
* Please continue to refer projects
to allow case by case review by ALUC to occur.

Date

Name

Phone



AIR POLLUTION CONTROL DISTRICT

COUNTY OF SAN LUIS OBISPO

BP

9-30

DATE: October 12, 2004

TO: South County Team
County Department of Planning and BuildingFROM: Jan Downs Vidalin *JDV*
San Luis Obispo County Air Pollution Control District

SUBJECT: Parcel Map with CUP, 1621 Front St., Oceano (SUB2004-00115)

Post-it® Fax Note 7671		Date <i>10-12-04</i>	# of pages <i>4</i>
To <i>Plan/Building</i>		From <i>Jan Downs Vidalin</i>	
Co./Dept <i>SO City Team</i>		Co. <i>APCD</i>	
		Phone #	
		Fax #	

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 1621 Front St. in Oceano. The project is a Parcel Map with CUP consisting of a 10,890 sq. ft. lot to be subdivided into 4 lots of approximately 2600 sq. ft. each. The existing house and garage are to be demolished, and 4 new houses with garages are to be constructed. Property is zoned RMF, and is located within the URL. The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS:

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE EMISSIONS:

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible.
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stock-pile areas should be sprayed daily as needed.
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.

1621 Front St., Oceano
October 12, 2004
Page 2 of 3

- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Demolition Activities

The project referral did indicate that an existing house and garage on the proposed site will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

OPERATIONAL PHASE EMISSIONS:

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for operational phase emissions. However, if wood burning devices are installed, District Rule 504 will apply to this project.

Residential Wood Combustion

Under APCD Rule 504, only APCD approved wood burning devices can be installed in new dwelling units. These devices include:

- All EPA-Certified Phase II wood burning devices;

1621 Front St., Oceano
October 12, 2004
Page 3 of 3

9-62

- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

JMD/AAG/sll

cc: Karen Brooks, APCD Enforcement Division
Tim Fuhs, APCD Enforcement Division

Attachments: Attachment 1: Naturally Occurring Asbestos Construction & Grading Project -
Exemption Request Form

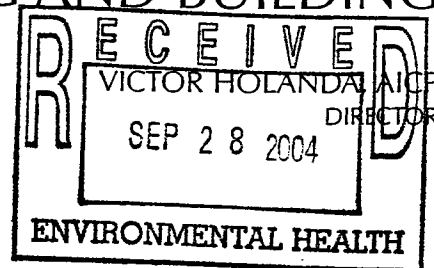
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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

BP

9-63



THIS IS A NEW PROJECT REFERRAL

DATE:

9/27/04

TO:

Env. Health

FROM:

South Co. Team

(Please direct response to the above)

GODKIN

SUB2004-00115/CO 04-06115
Project Name and Number

Development Review Section (Phone: 781-788-2009) (781-5600)

PROJECT DESCRIPTION:

Parcel map w/ Cup. In Ocean off Front St.
Lot size -> 10,835 sq. ft. APN: 062-271-020. Subdivide
lot into 4 lots. & dev. 4 SFR. See maps & site plans.

Return this letter with your comments attached no later than:

10/12/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

YES (Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Provide applicant with stock conditions for community water & sewer.
A promise to sewer water and sewer from Oceano Community
Service District will be required, by the office, in order to
give preliminary approval.

10/12/04

Date

Lauri Salo

Name

781-5551

Phone



REC IVED

OCT 07 2004

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDINGVICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

FROM:

TO:
FROM:

9/27/04 10/06/04

Parks

South Co. Team

(Please direct response to the above)

BP

GODKIN

SUB2004-00115/CO 04-00115
Project Name and NumberGENERAL SERVICES
2004 SEP 28 AM 10:53

Development Review Section (Phone: 781-788-2009) (781-5600)

PROJECT DESCRIPTION: Parcel map w/ Cup. In Oceano off Front St.
Lot size -> 10,835 sq. ft. APN: 062-271-020. Subdivide
lot into 4 lots. & dev. 4 SFR. See maps & site plans.

Return this letter with your comments attached no later than: 10/12/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES (Please go on to Part II)

☐NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?☒

NO (Please go on to Part III)

☐YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.Require Quimby fees and applicable Building
Division fees.10/06/04
DateJan Dileo
Name4089
Phone